

**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/ CODE INTERPRETATION**

MUNICIPAL

CODE SECTIONS: RMC 4-3-110, Urban Separator Overlay Regulations.

REFERENCE: Wilson Park Preliminary Plat (LUA09-140, PP, ECF)

SUBJECT: Determination regarding dedication of open space requirements for properties within the Talbot Urban Separator.

BACKGROUND: The City received an application for a development proposal on a 2.5 acre site in the R-14, R-1, and R-8 Zones. The site includes a portion of the Talbot Urban Separator, which is an overlay intended to create contiguous open space corridors within and between urban communities, which provide environmental, visual, recreational and wildlife benefits. The purpose of the Urban Separator is also to protect resources and environmentally sensitive areas.

There are two Urban Separator areas: May Valley and Talbot Road. In the May Valley Urban Separator, entire properties are included in the Urban Separator designation. However, in the Talbot area, only portions of properties are within the Urban Separator, and these are generally portions of the property containing steep slopes. Properties located within the Urban Separator are required per RMC 4-3-110.E.2.a to dedicate 50% of the gross land area of the parcel or parcels as a non-revocable open space tract. In May Valley, since the entire property is designated Urban Separator, the dedication of 50% of the gross site area is appropriate. However, in the Talbot Urban Separator where only a very small portion of the site is designated Urban Separator, it is inequitable to require that 50% of the gross site area be retained.

JUSTIFICATION: Urban Separator regulations require dedication of 50% of designated properties gross area as open space. For properties in May Valley, where the entire site is within the Urban Separator, this is appropriate. However, for properties in the Talbot area, where only a portion of the site is designated Urban Separator, the requirement for dedication of

50% of the area as open space is a hardship. By requiring 50% of the area designated as Urban Separator to be dedicated as open space, there is uniformity and fairness between the Talbot and May Valley areas.

DECISION: Properties in the Talbot Urban Separator will be required to dedicate 50% of the gross land area in the Urban Separator as open space, rather than 50% of the gross site area. The area to be dedicated may also include portions of the site abutting the Urban Separator, in order to create a contiguous open space corridor.

PLANNING DIRECTOR

APPROVAL:

C. E. "Chip" Vincent

DATE: January 14, 2010

APPEAL

PROCESS: To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 S. Grady Way, Renton, WA 98057) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

CODE

AMENDMENTS

NEEDED TO

IMPLEMENT

DETERMINATIONS: RMC 4-3-110.E.2 should be amended to read as shown on Attachment A.